

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-019</u>	<u>ATLANTIC CIVIL, INC.</u>
<u>04-061</u>	<u>RIDEL & DIADENYS NODARSE</u>
<u>04-111</u>	<u>BAILES COMMON L. L. C</u>
<u>04-160</u>	<u>NARANJA COMMERCIAL PROPERTY, INC.</u>
<u>04-171</u>	<u>ROBERTO E. PAREDES</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 5/19/04 TO THIS DATE:

HEARING NO. 04-5-CZ15-3 (04-19)

32-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: ATLANTIC CIVIL, INC.

- (1) GU to AU
- (2) UNUSUAL USE to permit a lake excavation.
- (3) Applicant is requesting to waive the zoning regulations requiring that half-section line roads be 70' in width; to permit 0' of dedication for theoretical S.W. 368 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Location Map & Index of Drawings," as prepared by EAS Engineering, Inc., dated 1/6/03 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": That portion of the south ½ of the NE ¼ of Section 32, Township 57 South, Range 39 East, Lots 8-14 inclusive, Block 1, MIAMI LAND & DEV. CO., SECTION 32, Plat book 5, Page 10 and including the NW ¼ of the SE ¼ thereof, and Lots 4-7 inclusive, Block 4, MIAMI LAND & DEV. CO., SEC. 32, Plat book 5, Page 10, including the vacated 60' road easement of S.W. 368 Street.

LOCATION: The east side of theoretical S.W. 162 Avenue & both sides of theoretical S.W. 368 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 110 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/12/04 TO THIS DATE:

HEARING NO. 04-10-CZ15-1 (04-61)

13-56-39
Council Area 15
Comm. Dist. 9

APPLICANTS: RIDEL & DIADENYS NODARSE

- (1) GU to BU-3
- (2) Applicant is requesting to permit a site with 0.83 acre (1 acre required) for used car sales.
- (3) Applicant is requesting to permit a landscaped buffer varying from 0' to 12' in width (15' buffer required) and to waive the required hedge for used car lots abutting property under different ownership and along rights-of-way.
- (4) Applicant is requesting to waive the required 5' wall along the rear and interior side (N/ly, W/ly & S/ly) property lines where a business lot abuts a residential district.
- (5) Applicant is requesting to permit a building setback 3' (20' required) from the front (E/ly) property line.
- (6) Applicant is requesting to permit a site with 22 parking spaces (27 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Used Car Lot," as prepared by Bellon Milanese, Architects and dated 7/15/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Parcel of land lying within Section 13, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NE ¼ of the SW ¼ of the SW ¼ of Section 13; thence S89°02'52"W along the south line of the NW ¼ of Section 13 for the distance of 62.27'; thence S41°18'49"W for a distance of 62.89' to the beginning of the herein described parcel of land; thence continue S41°18'49"W for a distance of 360'; thence N48°41'11"W for a distance of 100' to a point of the east line of the Florida Department of Transportation (FDOT) 5th District Right-of-Way; thence N41°18'49"E along the east line of the FDOT 5th District right-of-way for a distance of 360'; thence S48°41'11"E for a distance of 100', to the west line of U. S. Highway No. 1 and the Point of beginning.

LOCATION: 22840 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.83 Acre

GU (Interim)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/04 TO THIS DATE:

HEARING NO. 04-11-CZ15-3 (04-111)

18-56-40
Council Area 15
Comm. Dist. 9

APPLICANT: BAILES COMMON L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 18, Township 56 South, Range 40 East.

LOCATION: The Southeast corner of theoretical S.W. 228 Street & theoretical S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.15 Acres Gross

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: NARANJA COMMERCIAL PROPERTY, INC.

- (1) MODIFICATION of Conditions #2 and #2C of Resolution CZAB15-8-98, passed and adopted by Community Zoning Appeals Board #15 only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Commercial Development for: Royal Group Investments, Inc.,' as prepared by Felix Pardo & Associates, dated 3-5-98 and consisting of 6 sheets, except as herein modified as follows:
...

"2c. That the proposed shade trees along the perimeter of the property adjacent to residentially designated sites be planted 25' on center."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Preliminary Design for Naranja Retail Center,' as prepared by Azze Architecture, Inc., dated received 7/2/04 on sheets L-1, A2-01, A3-01 and Sheet A1-01 dated received 8/31/04 and consisting of a total of 4 sheets as herein modified as follows: . . .

"2c. That the proposed shade trees along the perimeter of the property adjacent to residentially designated sites be planted 25' on center, except as noted on landscape plan L-1."

The purpose of the request is to permit the applicant to submit a new site plan indicating an increase of building square footage.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tracts "B" & "C" of AMERICAN PETROLEUM OF NARANJA, Plat book 159, Page 82.

LOCATION: The Southwest corner of S.W. 260 Street and theoretical S.W. 142 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.81 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: ROBERTO E. PAREDES

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit a landscaped buffer with a minimum width of 2' along the property lines abutting dissimilar land uses to the east and west (5' wide required).
- (4) Applicant is requesting to permit 4 lot trees (9 trees required) within the dissimilar land use landscape buffer.
- (5) Applicant is requesting to permit 2 street trees (3 street trees required).
- (6) Applicant is requesting to permit 0 auto stacking spaces (4 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Roberto Paredes," as prepared by Richard Garcia and consisting of 2 pages dated 5/6/04 and one page dated 4/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 42, LEISURE CITY, SECTION 3, Plat book 57, Page 43.

LOCATION: 29010 S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)